



## MARYLAND DEPARTMENT OF THE ENVIRONMENT

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October 1, 2013

Jan Szaro, Environmental Engineer  
Site Assessment and Non-NPL Federal Facilities Branch  
Hazardous Site Cleanup Division  
USEPA Region 3  
1650 Arch Street, 3HS12  
Philadelphia, PA 19103

RE: Pre-CERCLIS Screening Report for Fells Point Cleaners, Baltimore, MD

Dear Mr. Szaro:

Enclosed are the Pre-CERCLIS screening report and site discovery forms for Fells Point Cleaners by the Maryland Department of the Environment, Federal Assessment and Remediation Division (MDE). The report addresses a site identified in the *Maryland Dry Cleaner Initiative* report.

The objectives of the Pre-CERCLIS screenings are to categorize those sites identified in recent site initiatives which, (1) may need further investigation, and (2) need no further investigation. MDE is recommending further investigation due to the long operational history of the site; however, due to the lack of information and likely access issues, a low priority is suggested.

The enclosed Pre-CERCLIS Screening Report is submitted in accordance with the current cooperative agreement. If you have additional questions concerning this matter, please contact me at (410) 537-3399.

Sincerely,

Dixon Wood, CPG  
Federal Assessment and Remediation Division

Enclosure

cc: Mr. Horacio Tablada  
Mr. James Carroll  
Ms. Peggy Williams







# PRE-CERCLIS SCREENING ASSESSMENT CHECKLIST/DECISION FORM

This checklist can assist the site investigator during the Pre-CERCLIS screening. It will be used to determine whether further steps in the site investigation process are required under CERCLA. Use additional sheets, if necessary.

**Checklist Preparer:** Dixon Wood, Geologist September 18, 2013  
(Name/Title) (Date)  
1800 Washington Blvd., Baltimore, MD 21230 410-537-3399  
(Address) (Phone)  
dixon.wood@maryland.gov  
(E-Mail Address)

**Site Name:** Lavanderia del Pueblo

**Previous Names (if any):** Fells Point Cleaners

**Site Location:** 119 S. Broadway Street  
(Street)  
Baltimore , MD 21231 -  
(City) (ST) (Zip)

**Latitude:** 39.289755 **Longitude:** -76.593430

Complete the following checklist. If "yes" is marked, please explain below.

	YES	NO
1. Does the site already appear in CERCLIS?		X
2. Is the release from products that are part of the structure of, and result in exposure within, residential buildings or businesses or community structures?		X
3. Does the site consist of a release of a naturally occurring substance in its unaltered form, or altered solely through naturally occurring processes or phenomena, from a location where it is naturally found?		X
4. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?		X
5. Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)?		X
6. Are the hazardous substances potentially released at the site regulated under a statutory exclusion (i.e., petroleum, natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMTRCA, or OSHA)?		X
7. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?		X
8. Is there sufficient documentation that clearly demonstrates that there is no potential for a release that could cause adverse environmental or human health impacts (e.g., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, documentation showing that no hazardous substance releases have occurred EPA approved risk assessment completed) ?		X

Please explain all "yes" answer(s), attach additional sheets if necessary:

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**Site Name:** Fells Point Cleaners

	Y	N	N/A
Flagged in an initiative report?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WHPA in or within ¼ mile of site (groundwater threat)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proximity to residences/businesses (indoor air threat)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site info found in ARMA files?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site info found in Hazardous Waste files?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site info found in Solid Waste files?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did ARMA, HW, or SW files indicate the potential for a release of hazardous substances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public or domestic wells within ¼ mile of site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other potential targets (surface water bodies, sensitive populations) which might be exposed to hazardous substances from the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Satellite map showing street names attached?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NOTES: ARMA files destroyed in 2005.			



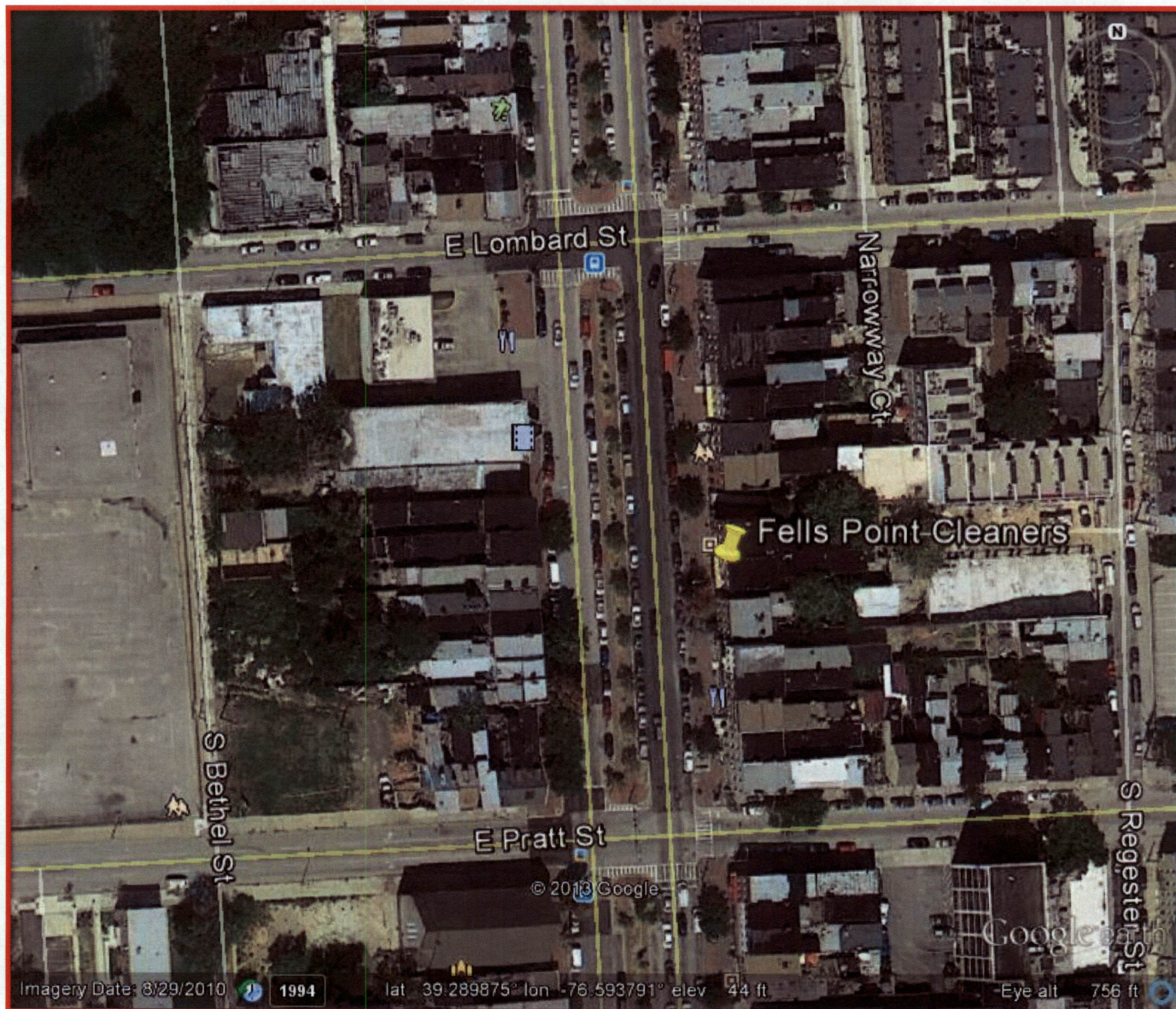
**Site Determination:**

- ☒ Enter the site into CERCLIS. Further assessment is recommended (explain below).
- ☐ The site is not recommended for placement into CERCLIS (explain below).

**DECISION/DISCUSSION/RATIONALE:**

The former Fells Point Cleaners was a Level II operation which means it operated over 50 years in one location. It is now a Laundromat and no longer operates dry cleaning equipment. The ARMA file was destroyed in 2005 so there is no information as to when the site stopped the cleaning operations. The area around the site is commercial/residential with an apartment building to the left/south side of the facility and a store on the right attached to the structure. It is probable that the upper levels of the store and Laundromat contain residential apartments and the building next door appears to have ground level residential apartments. The site is not within four miles of a well head protection area and there are no domestic wells within a half mile of the site. Since there is a possibility that vapor intrusion could affect the adjacent residential units it is recommended that the site be put into CERCLIS.







































United States Environmental Protection Agency	<h2 style="margin: 0;">POTENTIAL HAZARDOUS WASTE SITE</h2> <h3 style="margin: 0;">SITE IDENTIFICATION ("DISCOVERY")</h3>	<b>I. IDENTIFICATION</b>	
		01 ST	02 SITE NUMBER

**II. SITE NAME AND LOCATION**

01 SITE NAME (Legal, common, or descriptive name of site)		02 STREET, ROUTE NUMBER, OR SPECIFIC LOCATION IDENTIFIER			
Fells Point Cleaners (Lavanderia del Pueblo)		119 S. Broadway Street			
03 CITY	04 ST	05 ZIP CODE	06 COUNTY	07 CO CODE	08 CONG DIST
Baltimore	MD	21231			

09 DIRECTIONS TO SITE (Starting from nearest public road; enter up to 4 lines of text)

From I-295 (Russell Street) take Pratt Street west to a left on S. Broadway. Go two blocks to site located on the right side of the street.

**III. RESPONSIBLE PARTIES**

01 OWNER (If known)		02 STREET (Business, residential, mailing)			
03 CITY	04 ST	05 ZIP CODE	06 TELEPHONE NUMBER		
07 OPERATOR (If known and different from owner)		08 STREET (Business, residential, mailing)			
09 CITY	10 ST	11 ZIP CODE	12 TELEPHONE NUMBER		

13 TYPE OF OWNERSHIP (Mark one; use "insert" mode)

<input type="checkbox"/> A. PRIVATE	<input type="checkbox"/> B. FEDERAL (Agency name): _____	<input type="checkbox"/> C. STATE	<input type="checkbox"/> D. COUNTY
<input type="checkbox"/> E. MUNICIPAL	<input type="checkbox"/> F. OTHER (Specify): _____	<input type="checkbox"/> G. UNKNOWN	

**IV. HOW IDENTIFIED**

01 DATE IDENTIFIED	02 IDENTIFIED BY (Mark all that apply; use "insert" mode)				
(Month/Day/Year)	<input type="checkbox"/> A. CITIZEN COMPLAINT <input type="checkbox"/> B. INDUSTRY <input type="checkbox"/> C. STATE/LOCAL GOVERNMENT <input type="checkbox"/> D. AERIAL RECONNAISSANCE <input type="checkbox"/> E. RCRA INSPECTION <input type="checkbox"/> F. SURFACE IMPOUNDMENT ASSESSMENT <input type="checkbox"/> G. OTHER EPA IDENTIFICATION <input checked="" type="checkbox"/> H. OTHER (Specify): <u>Dry Cleaner Initiative</u>				

**V. SITE CHARACTERIZATION**

01 TYPE OF SITE (Mark all that apply; use "insert" mode)

<input type="checkbox"/> A. STORAGE	<input type="checkbox"/> B. TREATMENT	<input checked="" type="checkbox"/> C. DISPOSAL	<input type="checkbox"/> D. UNAUTHORIZED DUMPING	<input type="checkbox"/> E. OTHER (Specify):
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02 SUMMARY OF KNOWN PROBLEMS (Provide narrative description; enter up to 6 lines of text)

03 SUMMARY OF ALLEGED OR POTENTIAL PROBLEMS (Provide narrative description; enter up to 5 lines of text)

The site is a Level II facility which has operated at the same location for more than 50 years. Sites of this category "have a greater potential to impact human health and the environment due to the longevity of their operation and infrastructure (mainly sewer lines) or handling and storage of large volumes of dry cleaning solvents".

**VI. INFORMATION AVAILABLE FROM**

01 CONTACT		02 OF (Agency/Organization)		03 TELEPHONE NUMBER	
Dixon Wood		MDE		410-537-3399	
04 PREPARED BY	05 AGENCY	06 ORGANIZATION	07 TELEPHONE NUMBR	08 DATE (Month/Day/Year)	
Dixon Wood	MDE	LRP	410-537-3399	2/22/13	







**Locational Data** (please enter either format and WasteLAN will convert what is entered into the second format)

**Latitude:** 39.289755 **Longitude** -76.593430 **Format** ☐ Degrees Minutes Seconds

☒ Decimal

**Accuracy Meters+/- :** 3 **Collection Date:** 2 / 21 / 2013 **Reference Datum:** NAD27 NAD 83 OTHER

☒ UNKNOWN WGS84

**Collection Method** (Select one from below)

- ☐ Address Matching – House Number
- ☐ Address Matching – Block Face
- ☐ Address Matching – Street Centerline
- ☐ Address Matching – Nearest Intersection
- ☐ Address Matching – Primary Name
- ☐ Address Matching – Digitized
- ☐ Address Matching – Other
- ☐ Census Block – 1990 – Centroid
- ☐ Census Block Tract – 1990 – Centroid
- ☐ Census Block Tract – Other
- ☐ GPS Carrier Phase Static Relative Position
- ☐ GPS Carrier Phase Kinematics Relative Position
- ☐ GPS Code (Pseudo Range) Differential
- ☐ GPS Code (Pseudo Range) Precise Position
- ☐ GPS Code (Pseudo Range) Standard Position (SA On)
- ☐ GPS, with Canadian Active Control System
- ☐ GPS, Unspecified
- ☐ GPS Code (Pseudo Range) Standard Position (SA Off)

- ☐ Interpolation – Digital Map Source (TIGER)
- ☐ Interpolation – Map
- ☐ Interpolation – Photo
- ☒ Interpolation – Satellite
- ☐ Interpolation – Other
- ☐ Interpolation – MSS
- ☐ Interpolation – SPOT
- ☐ Interpolation – TM
- ☐ Loran C
- ☐ Public Land Survey – Quarter Section
- ☐ Public Land Survey – Footing
- ☐ Public Land Survey – Eighth Section
- ☐ Public Land Survey – Section
- ☐ Public Land Survey – Sixteenth Section
- ☐ Classical Surveying Techniques
- ☐ Zip Code – Centroid
- ☐ Zip Code +2 Centroid
- ☐ Zip Code +4 Centroid
- ☐ Unknown

**Source Map Scale**

- ☐ 1:10,000
- ☐ 1:12,000
- ☐ 1:15,800
- ☐ 1:20,000
- ☐ 1:24,000
- ☐ 1:25,000
- ☐ 1:50,000
- ☐ 1:62,500
- ☐ 1:63,360
- ☐ 1:100,000
- ☐ 1:250,000
- ☐ 1:500,000
- ☐ None
- ☐ Other
- ☒ Unknown





